

DRAFT

MINUTES

PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE

Wednesday, December 23, 2015 ▪ Special Meeting
Conference Room B, Audrey P. Beck Municipal Building

Members present: V. Ward, K. Rawn, K. Holt

Staff: L. Painter, Director of Planning and Development; J. Mullen, Assistant Planner

Call to Order

In the absence of Chair Aho, Painter called the meeting to order at 1:05 p.m.

Adoption of Minutes

Minutes were not adopted as they had not been distributed in advance of the meeting.

Revisions to Zoning Regulations. Painter reviewed the list of pending revisions to regulations that had been identified as topics to potentially address in advance of the overall regulation rewrite. Through discussion, two packages of potential amendments were identified. The first package would include water/wastewater service connections; stormwater management; brew pubs/micro-breweries; site and architectural design standards; and sustainability requirements. The second package would focus on regulations related to multi-family housing, including design/development standards; affordable housing requirements; and the definition of family.

Members also discussed status of kennel and live music regulations based on feedback from the Commission as a whole. It was suggested that changes to live music regulations to remove annual renewal requirements proceed with the first package of amendments and that more comprehensive changes could be tackled as part of the rewrite process.

Painter distributed and reviewed drafts of the following regulations for discussion: amplified and live music, stormwater management, water service connections, architectural and design regulations, including sustainability requirements, and DMR/Multi-Family Housing regulations. Discussion focused on the affordability provisions of the multi-family housing regulations, including density bonuses to offset cost of providing affordable units and alternatives to providing affordable units on-site. Members requested that alternatives be limited to a fee-in-lieu and that the land donation and off-site construction options be removed. Members also suggested that a higher density bonus be provided for providing units on-site than for providing a fee-in-lieu. Members also discussed draft parking standards and questioned whether incentives could be provided for locating senior housing developments near transit/shuttle service.

Adjournment

The meeting was adjourned at approximately 3:15 p.m.

Respectfully submitted,
Linda M. Painter, AICP